

## **FREDERICK COUNTY BOARD OF APPEALS MEETING MINUTES FOR Thursday, June 23, 2011.**

Alan Duke, Acting Chair, called to order the regular meeting of the Frederick County Board of Appeals ("Board") for Thursday, June 23, 2011 at 7:00 p.m. in the 1<sup>st</sup> Floor Hearing Room in Winchester Hall. Present were Carole Jaar Sepe, Brad Dyjak and Mike Bowersox. Also present were Michael Chomel, Senior Assistant County Attorney, and Community Development Division staff Larry Smith, Zoning Administrator, and Rick Brace, Principal Planner.

*Official Minutes of the Board of Appeals' meetings are kept on file in the Planning Division.*

The Chair stated the rules and procedures for the hearing.

### **Approval of Minutes**

On a motion from Mr. Bowersox, seconded by Mr. Dyjak, the Board approved the minutes of May 26, 2011 (Yea 3, Nay 0, Abstain 1-Duke)

### **Case**

The Chair swore in all persons who expected to testify at the meeting.

#### **B-11-04      Matthew & Patricia Beard**

An application was filed requesting a 30 ft. variance from the required 50 ft. front yard setback in order to erect a garage, located on the east side of Gambrill Park Road, approximately 1.5 miles north of Hamburg Road (Tax Map 39, Parcel 200, Lot 5) Zoned Resource Conservation.

On a motion from Mr. Bowersox, seconded by Mr. Dyjak, the Board unanimously granted the variance request, on the basis of the Applicant having satisfied all criteria set forth.

The Chair announced that there are no cases scheduled for the July meeting. The Board, however, will address general administrative business.

Being no further business, the meeting adjourned at 7:40 p.m.

Respectfully submitted  
Erica Cooke  
Recording Secretary

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Alan Duke, Acting Chair